

MEMORANDUM

Transportation & Development – CC Memo No. 13-084

DATE: AUGUST 15, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR RJ
JEFF KURTZ, PLANNING ADMINISTRATOR JK
KEVIN MAYO, PLANNING MANAGER KM

FROM: DAVID DE LA TORRE, PRINCIPAL PLANNER DDT

SUBJECT: ANNEXATION PUBLIC HEARING – NORTHEAST CORNER OF GILBERT AND QUEEN CREEK ROADS

Request: Annexation of approximately 4.8 acres

Location: Northeast corner of Gilbert and Queen Creek roads

Applicant: Troy DeVos, QuickTrip Corporation

BACKGROUND

The subject site is currently undeveloped and is zoned RU-43 within the County. The site is bordered by a church to the north and existing rural residential homes to the east. The Chandler Land Use Element of the General Plan designates the site as residential. However, being located at the corner of two arterial streets the General Plan also allows other uses such as commercial and office. As such, the property owner intends to submit a rezoning application following annexation to allow the development of a convenience store and gas station.

UTILITY SERVICES

Existing municipal water service (16”), reclaimed water (12”), and sewer service (21”) are available in Gilbert Road.

STAFF COMMENTS

Staff circulated this request among City Departments and received no negative comments relative to the property’s annexation.

August 15, 2013

RECOMMENDATION

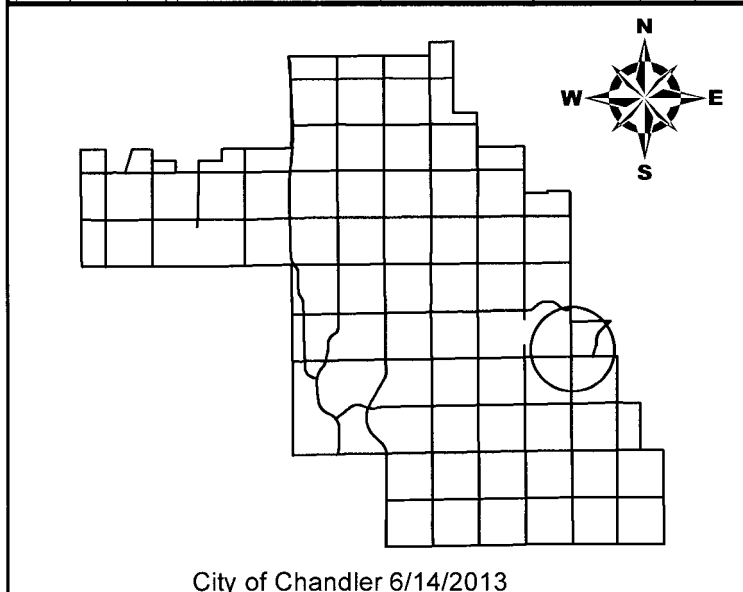
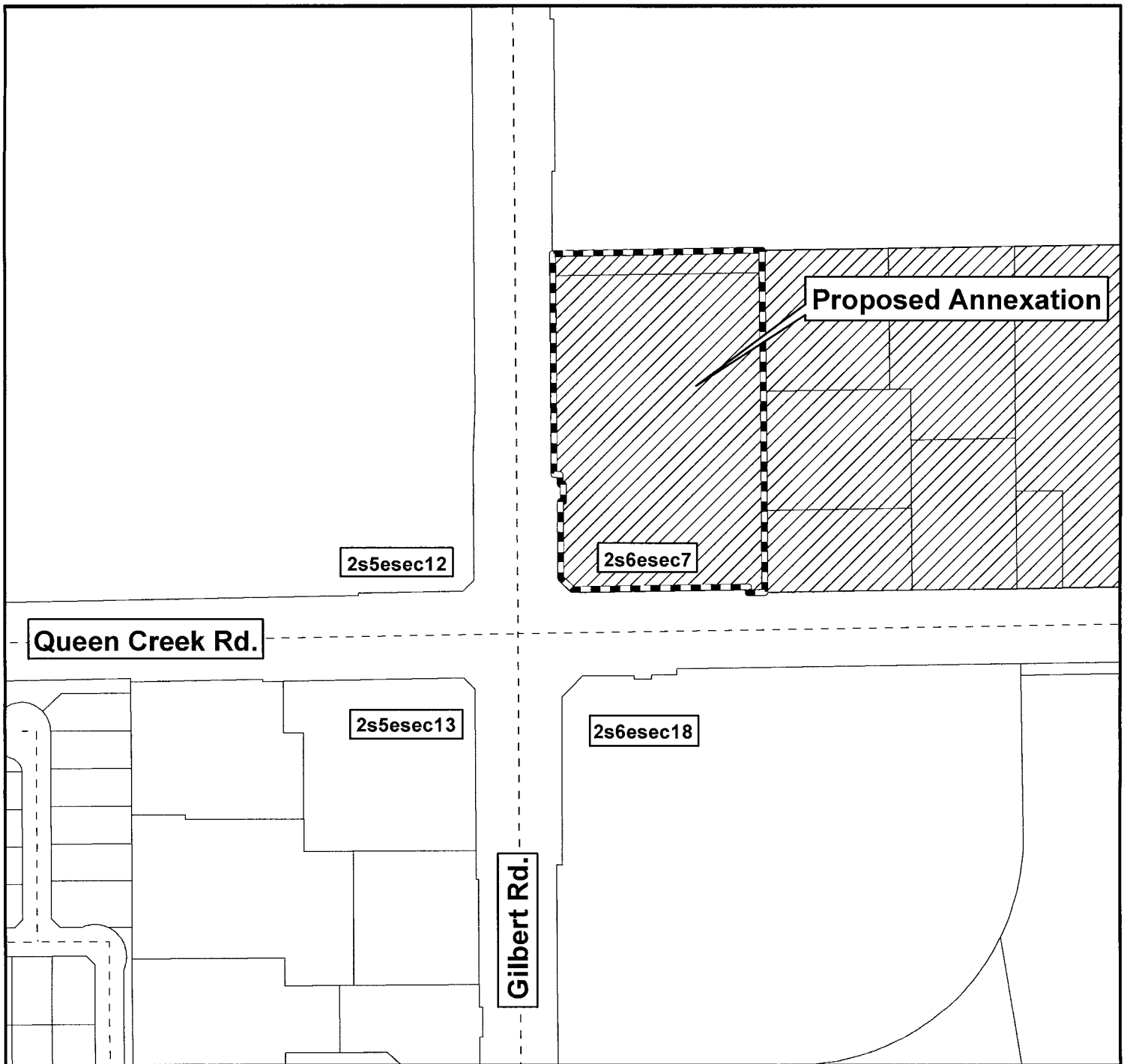
Per Arizona Revised Statutes, the City Council must hold a Public Hearing to gather input regarding a proposed annexation prior to taking action on the request. No action is required of Council at this time.

MAYOR'S STATEMENT


The Public Hearing regarding the proposed annexation is now open for comment.


Attachments


1. Annexation Map



Annexation Map



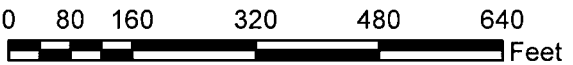




Proposed Annexation
Northeast Corner of Gilbert Road
and Queen Creek Road

Incorporated Area

Unincorporated Area



0 80 160 320 480 640 Feet

Exhibit A